



# PLUMPTON PARISH COUNCIL

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## Planning Committee Minutes Monday 17<sup>th</sup> April 2023, 10:00hrs Village Hall, Plumpton

Minutes of the Planning Meeting of Plumpton Parish Council held on Monday 17<sup>th</sup> April 2023 at 10:00am at the Village Hall, Plumpton.

In attendance: Cllr Nick Beaumont (Cllr NB), Cllr Alison Gardiner (Cllr AG), Cllr Nick Satchell (Cllr NS), Cllr Jim Brown (Cllr JB), Cllr Ron Jury (Cllr RJ) and Anita Emery Clerk to Council

MOP's 13 including Craig Staddon Chief Executive of Plumpton Racecourse.

### The AGENDA is as follows:

1. To accept apologies for absence
  - Cllr Paul Burford and Cllr Paul Stevens all tendered their apologies and reasons for absence accepted. It was noted that Cllr Zenna Needham was also not in attendance.
2. Declaration of pecuniary and disclosable interests in respect of matters to be discussed.
  - None
  - Cllr Shefras joined the meeting at 10:12am.
3. To review Planning Applications as follows;

#### **SDNP/23/00927/FUL**

#### **Land South of Plumpton Racecourse, Plumpton East Sussex**

Glamping pods with associated access and parking

- Cllr NB presented the internal document prepared by Cllr PS to the public.
- How big are the pods? 7x2m and 2.2 high largest size pods – they vary in size. Semi permanent means they can be moved although the intention is to keep as is. Sewage issue and run off onto the land needs further investigation by applicant.
- Per our Neighbourhood Plan PPC supports the racecourse as a business. Rather than relatively small ad-hoc ideas such as this application PPC would prefer to see a masterplan that includes all areas of the Racecourse site that need improvement or expansion that would contribute to maintain and increase cash-flow to the business. PPC would like applicant to consider moving the pods within the racecourse boundary.
- 3 voted against, 2 for and 1 abstained. Motion carried to object application in current form. Cllr NB made public aware that PPC are consultees and the decision will be made by SDNP.

Despite the wish to support the applicant generally, PPC objects to this application on the following grounds:

- This proposal is not regarded as being in obvious accordance with development plans as the site is not explicitly referenced in the PPNP or the Lewes Local Plan. It therefore does not fully meet the requirement to be approved without delay.



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- It is difficult to assess the sustainability of the proposal as race day and public usage are not separately identified.
- The proposal is not regarded as visually attractive due to the prominence of the pods relative to the current natural landscape.
- It is not regarded as safeguarding views, particularly from Ashurst Lane.
- The pre-application advice from SDNPA would suggest that the requirements under SD23 are not all met, in particular clauses c and d which relate to the characteristics of the setting.
- The applicants assertion that the erection of 10 glamping pods prevents the erosion of views is regarded as incorrect.
- The absence of a 'masterplan-led approach' does not allow business sustainability to be assessed; for instance it is not clear to what extent this proposal meets the race day requirements for accommodating stable personnel as mentioned in section 4.2 of the Design, Access and Planning Statement, or whether additional investment will also be required in replacing the existing facilities. It therefore does not accord with PPNP Policy 9, and in particular para 5.75 which clearly states PPC would like to see development plans at Plumpton Racecourse be considered within overall estate and business plans, rather than in isolation.

It should be noted that PPC has no issue with the proposed access; whilst the junction is sub optimal by modern standards, it has been used satisfactorily for a long period and additional traffic will not be of the magnitude of either a race day or the use of the racecourse as a Covid centre.

PPC also regards the view from the top of the downs as not being the primary concern, given that it is adjacent to the visible racecourse. However, the view from Ashurst Lane is regarded as an issue, and screening will be required, with support from the SDNPA landscape architect.

Meeting Closed: 10.28am

### **Dates of Next Meetings:**

18<sup>th</sup> April 2023 – Parish Council Meeting 18:30 at Village Hall followed by the Annual Parish Meeting at 19:45.

Anita Emery | Parish Clerk | 17<sup>th</sup> April 2023